

## Kuraby, 35 Balmoral Street

### A Magnificent Modern Manor in the Heart of Kuraby

Fully transformed and ready to impress, this grand-scale family sanctuary on Balmoral Street delivers space, style, and standout functionality in a tightly held Kuraby locale. Meticulously renovated and immaculately presented, it's the kind of home where luxury and liveability go hand in hand - offering not only a place to live, but a place to thrive.

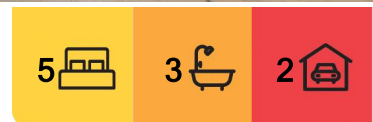
#### Features at a Glance:

1. Move-in-ready home with premium renovations throughout.
2. Huge 5 bedroom floorplan with luxury master retreat & ensuite.
3. Stunning kitchen with waterfall stone benchtops & designer fittings.
4. Multiple living and lounging areas sprawled across the main level.
5. Large covered alfresco and lush backyard perfect for entertaining or relaxing.

Set on a generous 737m2 fully fenced block, this double-storey residence boasts multiple living zones, an incredible master suite, and an entertainer's dream alfresco that invites



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**For Sale**  
Contact Agent

**View**  
By Appointment

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**LJ Hooker Property Partners**  
07 3344 0288

year-round gatherings with family and friends. Whether you're hosting the holidays, raising a growing family, or simply looking for turnkey comfort in an unbeatable location - this is the one you've been waiting for.

Step inside to a wide formal entry and instantly feel the grand scale of this home. A designer staircase wraps around a custom-lit wine cellar - just one of the many touches that set this home apart. Crisp white walls, engineered oak floors, and a thoughtful layout make the interiors feel light, open and welcoming, while soft curves and gold accents inject a modern touch of luxury throughout.

At the heart of the home lies a gourmet kitchen worthy of a magazine spread. With natural-toned cabinetry, striking stone splashbacks and countertops, sleek integrated appliances, and designer lighting over the breakfast bar, this is a chef's dream and an entertainer's delight. The kitchen overlooks both the casual dining area and a spacious family lounge that flows effortlessly to the backyard.

Upstairs, the enormous master bedroom is a true retreat, showcasing a curved wall of bay windows, a walk-in robe, and a show-stopping ensuite with twin vanity, gold tapware, LED mirrors and freestanding tub. Four further bedrooms (all with built-in robes) ensure every family member has their own space, while the downstairs guest room or home office offers additional flexibility. Three stylish bathrooms service the home in total - including a full bathroom on the ground floor for ultimate practicality.

Step outside to the large undercover alfresco with its elegant tiled patio and lush lawn - perfect for entertaining or just relaxing in privacy. Fully fenced, with ample grass for kids and pets, the yard also includes established trees, side access and a handy garden shed.

Other highlights include:

- Split system air conditioning
- Garden shed
- Fully fenced
- Remote double garage
- Solar panels and water tank
- Internal laundry with loads of storage
- Wooden-look flooring throughout
- Quality finishes in every room

Situated just moments from parks, buses, major arterials, and local shops, this location offers excellent convenience without sacrificing peace and privacy. You're also within close reach of quality schools, Kuraby train station, and Underwood Marketplace - everything a modern family needs.

Homes of this calibre rarely come along - especially ones this stylish and spacious. Don't miss your chance to secure 35 Balmoral Street. Contact Faraz Peyman today to arrange your inspection.

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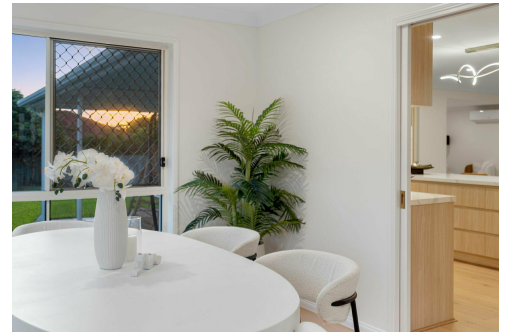
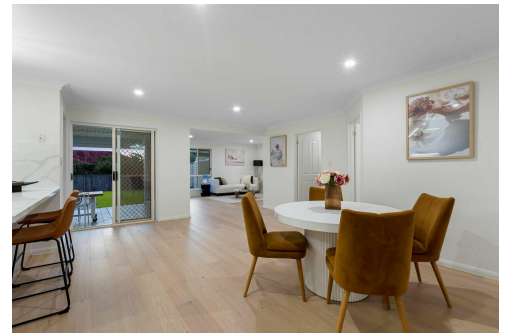
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## More About this Property

<b>Property ID</b>	B36PF4R
<b>Property Type</b>	House
<b>Land Area</b>	737 m2
<b>Including</b>	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels Water Tank

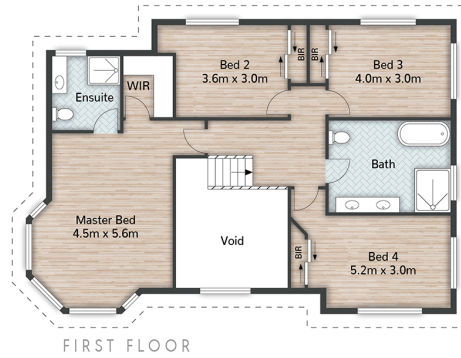
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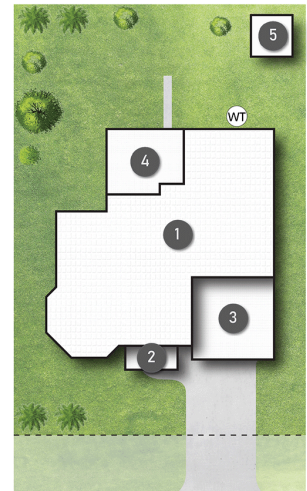
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## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ALFRESCO
- 5 SHED



Balmoral Street



35 Balmoral Street KURABY

5 Beds | 3 Baths | 2 Garages | 305m<sup>2</sup> | 737m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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